

Key: 3074

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.981

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BENSKIN STEPHEN & THUONG 7 GANNETT RD SCITUATE, MA 02066				15-1-4-0				7 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BENSKIN STEPHEN & THUONG				03/07/2019	QS	1,150,000	50879-101				
DION RICHARD K &				05/30/2017	F	100	48477-136				
DION RICHARD K				12/21/2016	QS	1,320,000	47913-3				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
15-472	07/28/2015	3	ALTERATIONS	42,000	06/15/2016	SJ	100 100
11-325	06/07/2011	2	ADDITIONS	109,000	07/06/2012	SJ	100 100
98-590	11/17/1998	3	ALTERATIONS				100 100
97-657	11/21/1997	3	ALTERATIONS				100 100
93-178	04/20/1993	3	ALTERATIONS				100 100


LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,019 MB	1.00	100	1.00	1,496,000	5.79	85	0.85	WF5	4.00	1,197,800

TOTAL	6,019 SF	ZONING	IN M8.... INFL 3 - EASEMENTS	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE		LAND		1,197,800	1,088,900	
Inf1	FACTOR 100			BUILDING		579,200	547,000	
Inf2	PHY 100			DETACHED		0	0	
				OTHER		0	0	
				TOTAL		1,777,000	1,635,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								02/20/2020



BUILDING	CD	ADJ	DESC	MEASURE	2/20/2020	JD
MODEL	1		RESIDENTIAL	LIST	2/20/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/11/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

BUILDING

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	2,688	DETAIL ADJ	1.019
\$NLA(RCN)	\$234	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		9	\$8,804
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,226	1980	234.83	287,896
A	ATF	L	ATTIC FINISH	476	1980	151.72	72,220
+	USF	L	UPPER STORY FIN	986	1980	213.55	210,558
+	WDK	N	WOOD DECK	779		46.08	35,897
I	OPA	N	OPEN PORCH	24		61.80	1,483
	F31	O	FPL 3S 1OP	1		11,036.40	11,036
	ODS	O	OUT DOOR SHOWER	1		1,640.40	1,640

TOTAL RCN	629,534
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2014 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$579,200

